

ZB# 72-17

Irwin & Sheldon Liss

4-3-10.24

72-17 6133 A1's Tire twice

File

4-3-10.24

Received
10/30/72
1:30 P.M.

72-
17
Liss
At's
Tire
Service

PUBLIC NOTICE OF HEARING
BEFORE THE
ZONING BOARD OF APPEALS
PLEASE TAKE NOTICE that
the Zoning Board of Appeals of
the Town of New Windsor, New
York, will hold a public hearing
pursuant to Section 42-33 A of the
Zoning Ordinance, on the fol-
lowing proposition:
APPEAL NO. 17
Request of Edwin Liss and
Sheldon C. Liss for a Variance
of the regulations of the Zon-
ing Ordinance, to permit build-
ing and operating a tire ser-
vice facility, being a Variance
of Article III, Section 42-13,
for property owned by him
situated as follows: At the in-
tersection of Temple Hill Road
and Hemstead Street in the
Town of New Windsor, County
of Orange, and State of New
York.
SAID HEARING will take place
on the 12th day of September,
1972, at the New Windsor Town
Hall, 555 Union Avenue, New
Windsor, N.Y., beginning at 8:00
o'clock P.M.
FRED WYGANT
Chairman
By Patricia DeLo
Secretary
Sept. 2

State of New York
County of Orange, ss:

Hugh V. Nocton , being duly sworn deposes and
says that he is Principal Clerk of Newburgh-
Beacon News Co., Inc., Publisher of The Evening News,
a daily newspaper published and of general circulation in
the Counties of Orange and Dutchess, and that the notice
of which the annexed is a true copy was published
One Time
.....
in said newspaper, commencing on the 2nd day of
September A.D., 1972 , and ending on
the 2nd day of September A.D., 1972

Subscribed and sworn to before me this
..... 6th day of September 1972

} *Hugh V. Nocton*

Barbara J. Weidner

Notary Public of the State of New York, County of Orange,
MY COMMISSION EXPIRES MARCH 30, 1974

Adopted 12/20/65

To: Orange Co. Planning Dept.

APPLICATION FOR VARIANCE

Application No. 72-17

Date: _____

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

Irwin Liss

56 Eisenhower Drive

I (We) Sheldon C. Liss

of 12 Coolidge Court

(Street & Number)

Middletown

New York

HEREBY MAKE

(State)

APPLICATION FOR A VARIANCE:

Intersection of Temple Hill Road and Hempstead Street in

A. Location of the Property the Town of New Windsor, Orange County, New York

(Street & Number)

(Zone)

B. Provision of the Zoning Ordinance Applicable: (Indicate the article, section, sub-section and paragraph of the Zoning Ordinance applicable, by number. Do not quote the ordinance.) Section 48-13

C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:

1. Conditions and circumstances are unique to the applicant's land, structure or building and do not apply to the neighboring lands, structures or buildings in the same zone because: land not large enough for industrial use; inadequate

sewage available for industrial use; present location of applicants' business

not large enough for proper conduct of same.

2. Strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because: Provisions of Ordinance do not permit

commercial establishments; type of operation is compatible with other business

operations in the area in question; over two-thirds of applicants' business will consist of a wholesale-industrially oriented operation as will be explained at hearing.

3. The unique conditions and circumstances are not the result of actions taken of the applicant subsequent to the adoption of the Ordinance because: _____

4. Relief, if approved, will not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance because: Area in question is basically industrial-commercial and Crowley Milk across Hempstead Road is a retail-wholesale commercial operation. It is believed that Coca Cola operation is basically industrial storage.
5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because: See Rider attached

D. Describe in detail how the property is to be used and submit plans or sketches in duplicate.

Property in question will be used primarily for wholesale sales and servicing of tires and accessories and retail sales incidental thereto and is somewhat industrial in nature in that major industrial users in the area require servicing of vehicles necessary for operation of industrial complexes. Plans and sketches attached.

E. Application to be accompanied by two checks, one payable to the Town of New Windsor in the amount decided by the Board and the second check payable to the Secretary for taking the public hearing minutes. Applications to be returned to: Secretary of ZBA.

F. NOTICE OF HEARING: Applicant agrees to send notice of any public hearing via registered or certified mail to all abutting land owners as required by Sec. 9.4.1. of the Ordinance.

G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified. Also, have your attorney check Sec. 239 I&M of the Gen. Municipal Law to see if it applies. If so, notify the Orange County Planning Board by sending them an application.

Dated: August 8, 1972

STATE OF NEW YORK) SS.:
COUNTY OF ORANGE)

Sworn to on this 2nd day of August, 1972.

PATRICIA DELIO
Notary Public, State of New York
Appointed (NOTARY PUBLIC)
My Commission expires Mar 30, 1974

Signature of Applicant IRWIN LISS

SHELDON C. LISS

Address

Telephone Number

(DO NOT WRITE IN THIS SPACE)

Application No. 72-17
Date of Hearing Sept. 12, 1972
Date of Decision "

Date Received Aug. 14, 1972
Notice Published 9/2/72

DECISION:

Approved

RIDER

Application for Variance
Page 2, item 5.

It is the contention of the applicants herein that their proposed installation and operation on premises in question is in fact in the nature of an industrially oriented business operation in that services rendered and materials furnished will consist of, to a great degree, the installation of various types of equipment including shock absorbers, rebuilding and realignment of front ends of vehicles, wheels and other parts of undercarriages of large commercial tractors and trailers, the repairing and replacement of tires and wheels. Many of the vehicles to be services presently provide and will in the future provide much needed transportation for industrial complexes in the greater New Windsor area.

The building to be constructed will aesthetically be compatible with the other industrial buildings in the area and the use thereof will not hinder the industrial operations in adjoining buildings but will in effect provide for such industrial complex, a much needed service for the many vehicles that will be serving such complex on both a regular and emergency basis.

The proposed operation will not create any pollution of air or water facilities and will not require a major quantity of water for its operation. The applicants will comply with all requirements of the Planning Board of the Town of New Windsor and applicable statutes in the construction and maintenance of the land and buildings and in their business operation.

JEROME MARKOVITS

Counselor at Law

15 KING STREET *Middletown, New York 10940* TEL. (914) 342-3945

August 30, 1972

Patricia Delio, Secretary
Zoning Board of Appeals
Town of New Windsor
7 Franklin Avenue
New Windsor, New York 12550

Re: Application for Variance
Al's Tire Service - Liss

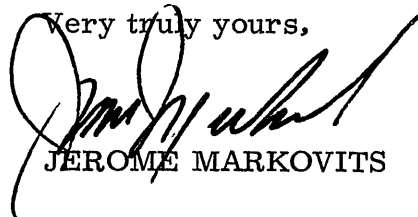
Dear Ms. Delio:

Enclosed herewith please find application in the above matter together with two checks in the sum of \$25.00 each, one payable to Patricia Delio, Secretary, and the other payable to Town of New Windsor Zoning Board of Appeals. Also enclosed please find public notice setting date of hearing for September 12, 1972, at 8:00 P.M.

In addition, I am forwarding this date, the required letters to persons within five hundred (500) feet of the property in question and enclose herewith copy of Assessor's list of said persons. I will shortly furnish to you affidavit of mailing and return receipts when received.

I have this date forwarded to the Orange County Planning Department a copy of application.

Very truly yours,



JEROME MARKOVITS

JM:dbo
Enclosures

JUDELSON, ROSEN & SOMMERSTEIN

CERTIFIED PUBLIC ACCOUNTANTS

MIDDLETOWN SAVINGS BANK BUILDING

4 SOUTH STREET - MIDDLETOWN, N.Y. 10940

PHONE (914) 342-1046

JACK JUDELSON, C P A

MURRAY M ROSEN, C P A.

MAX SOMMERSTEIN, C P A.

AUGUST 24, 1972

**MR. FRED WYGANT, JR., CHAIRMAN
TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS
FORGE HILL ROAD
NEW WINDSOR, N. Y. 12550**

**RE: AL'S TIRE SERVICE OF
MIDDLETOWN, INC.**

GENTLEMEN:

**AT THE REQUEST OF MR. SHELDON LISS OF THE ABOVE NAMED
CORPORATION, WE ARE SUBMITTING THE FOLLOWING INFORMATION
PERTAINING SOLELY TO ITS NEWBURGH BRANCH.**

**THE RECORDS OF THE CORPORATION FOR THE FISCAL YEAR
ENDED JUNE 30, 1972 INDICATE THAT THE SALES FOR THE YEAR
CONSISTED OF 68.12% WHOLESALE AND COMMERCIAL AND 31.88%
RETAIL.**

VERY TRULY YOURS,

JUDELSON, ROSEN & SOMMERSTEIN

**BY Max Sommerstein
CERTIFIED PUBLIC ACCOUNTANT**

MS:LM

**CC: MR. SHELDON LISS
MR. JOEL SHAW**

JUDELSON, ROSEN & SOMMERSTEIN

CERTIFIED PUBLIC ACCOUNTANTS

MIDDLETOWN SAVINGS BANK BUILDING

4 SOUTH STREET - MIDDLETOWN, N Y 10940

PHONE (914) 342-1046

JACK JUDELSON, C. P. A.

MURRAY M. ROSEN, C. P. A.

MAX SOMMERSTEIN, C. P. A.

JULY 26, 1972

**MR. FRED WYGANT, JR., CHAIRMAN
TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS
FORGE HILL ROAD
NEW WINDSOR, NEW YORK 12550**

**RE: AL'S TIRE SERVICE OF
MIDDLETOWN, INC.**

GENTLEMEN:

**WE ARE WRITING THIS AT THE REQUEST OF MR. IRWIN LISS
OF THE ABOVE NAMED CORPORATION.**

**THE RECORDS OF THE CORPORATION FOR THE FISCAL YEAR
ENDED JUNE 30, 1972 INDICATE THAT THE CORPORATION SALES FOR
THE YEAR CONSISTED OF 65.38% WHOLESALE AND COMMERCIAL AND
34.62% RETAIL.**

VERY TRULY YOURS,

JUDELSON, ROSEN & SOMMERSTEIN

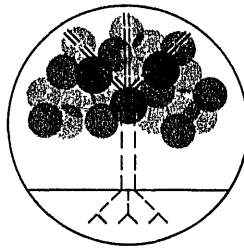
BY *Max Sommerstein*
CERTIFIED PUBLIC ACCOUNTANT

MS:LM

**CC: MR. IRWIN LISS
MR. JOEL SHAW**

Department of Planning

Peter Garrison, AIP, Commissioner
Edwin J. Garling, AIP, Deputy Commissioner



The County Building
Goshen, New York 10924
(914) 294-5151

County of Orange

Louis V. Mills, County Executive

July 21, 1972

Mr. Fred Wygant, Jr., Chairman
Town of New Windsor Zoning Board of Appeals
Forge Hill Road
New Windsor, New York 12550

RE: Use Variance - Al's Tire Service
County Road 59

Dear Mr. Wygant:

Awhile ago we reviewed and denied our approval on the above application to build and operate a tire service facility in the Windsor Industrial Park. We felt at that time that the use would be primarily of a retailing nature and, as such, did not belong in an industrial park.

However, in a conversation and meeting with the applicant in our office, it was revealed to us that the operation was not limited to retailing but included tire recapping and wholesale distribution and servicing of truck tires. The latter, of which, was claimed to be the major component of his business and since there is a substantial amount of trucking in the area, the use does not seem to be objectionable and unreasonable. The commercial tone of the building, however, would still require some modification if it was to become a part of the industrial park.

According to the applicant, your Board is considering a second appeal in view of these new facts. We would require some correspondence from you indicating this to be the case so that we can take official action on the renewed request. We would not be opposed to such a use provided that applicant can substantiate these facts and submit to us a revised site plan, and providing that the commercial aspect is in an accessory or auxiliary role.

Very truly yours,

Joel Shaw
Senior Planner

JS/bd
cc: I. Liss

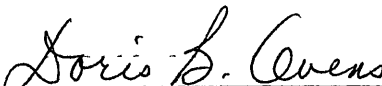
STATE OF NEW YORK)
) ss.
COUNTY OF ORANGE)

Doris B. Ovens, being duly sworn, deposes and says that she is secretary to the attorney for the above named petitioner herein. That on the 31st Day of August, 1972, he served the within notice of public hearing before the Zoning Board of Appeals of the Town of New Windsor, Orange County, New York, upon the following named persons at the addresses set forth after their names:

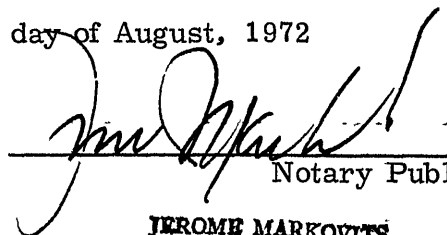
Mr. and Mrs. Charles Smith	Helmes Hill Road, Washingtonville, New York 10992
Messrs. Warren Sloan and William Sloan	Temple Hill Road, R. D. #2, New Windsor, New York 12550
Ellwhy Realty Corporation	78 Bridge Street, Newburgh, New York 12550
Crowley Milk Company, Inc.	145 Conklin Avenue, Binghamton, New York 13902
The Coca Cola Bottling Co. of New York	425 East 34th Street, New York, New York 10000
Ms. Ethel A. Sloan	Temple Hill Road, R. D. #2, New Windsor, New York 12550
Mr. Thomas Palumbo	Susan Drive, Newburgh, New York 12550
Mr. Thomas J. Palumbo	Susan Drive, Newburgh, New York 12550
Town of New Windsor	555 Union Avenue, New Windsor, New York 12550

by depositing a true copy of the same securely enclosed in a postpaid wrapper, by certified mail with return receipt requested, in the Post Office regularly maintained by the United States Government at Middletown, New York, in said County of Orange.

Deponent is over the age of 21 years.


DORIS B. OVENS

Sworn to before me this 31st
day of August, 1972


Notary Public

JEROME MARKOVITS
Notary Public in the State of New York
Orange County
Commission Expires March 30, 1974

JEROME MARKOVITS

Counselor at Law

15 KING STREET *Middletown, New York 10940* TEL (914) 342-3945

August 30, 1972

Re: Application of Liss for
Variance

Please be advised that a public hearing will be held before the Zoning Board of Appeals, Town of New Windsor, for variance of the regulations of the Zoning Ordinance to permit building and operating a tire service facility at the intersection of Temple Hill Road and Hempstead Street in the Town of New Windsor, County of Orange and State of New York, on the 12th day of September, 1972, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York, at 8:00 P.M.

You are hereby invited to attend said meeting to express your opinion either in favor of or in opposition to this application being made on behalf of Messrs. Irwin Liss and Sheldon C. Liss.

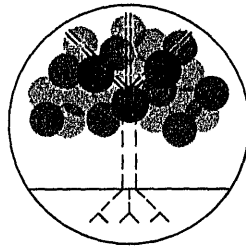
Very truly yours,

JEROME MARKOVITS

JM:dbo

Department of Planning

Peter Garrison, AIP, Commissioner
Edwin J. Garling, AIP, Deputy Commissioner



The County Building
Goshen, New York 10924
(914) 294-5151

County of Orange

Louis V. Mills, County Executive

September 11, 1972

Mr. Fred Wygant, Jr., Chairman
Town of New Windsor Zoning Board of Appeals
Forge Hill Road
New Windsor, New York 12550

RE: Use Variance - Al's Tire Service
County Road 59 (Temple Hill Road)

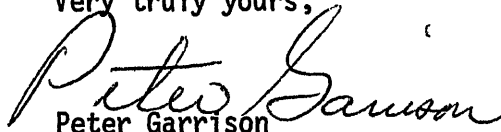
Dear Mr. Wygant:

We are in receipt of the renewed request for a variance to build and operate a tire sales and service facility in the Windsor Industrial Park. Our review has been made in accordance with the provisions of Sections 239 L and M of the General Municipal Law.

As we stated in our letters of July 5, 1972 and July 21, 1972, we would support the use if the commercial aspect of the proposal was in an accessory or auxiliary role. The application now pending before your Board stresses the wholesale-industrial nature of the business rather than the commercial-retailing component of the operation, indicates that tire services are provided for industrial complexes in the area, and states that the use and the building would be compatible with the other adjoining industrial operations since the business is somewhat industrial in nature.

If this is the case, a site plan and rendering should be submitted enhancing the wholesale-industrial component and de-emphasizing the commercial aspect. Such a scheme should include some modifications (when compared to the original submission) in order to "fit" into the park. At this point, we think that your Board should be in a position to evaluate the proposal and make a final determination in this regard.

Very truly yours,


Peter Garrison
Commissioner Of Planning

Reviewed by:
Joel Shaw
Senior Planner

JS/bd
cc: Jerome Markovits
William Price, Sr., O.C.D.P.W.

FROM

OFFICE OF THE SUPERVISOR

THEODORE F. MARSDEN

Town Of New Windsor

555 Union Avenue New Windsor, New York 12550

Phone 565-8800

DATE

September 8, 1972

SUBJECT

TO

Town of New Windsor
Zoning Board of Appeals

FOLD

Gentlemen:

The Town of New Windsor, being property owners within five hundred feet of the intersection of Hempstead Road and Temple Hill Road, passed the following resolution:

The Town Board wishes to go on record as opposing a zoning variance allowing for an LB use within this GI zoned district.

Respectfully,



THEODORE F. MARSDEN,
Supervisor

TFM/cs

6
5
4
3
2
1

7 Franklin Avenue
New Windsor, N. Y.
September 2, 1972

Joseph C. Tallarico, Chairman
New Windsor Planning Board
555 Union Avenue
New Windsor, N. Y. 12550

RE: APPLICATION #72-17
IRWIN & SHELDON LISS
AL'S TIRE SERVICE

Dear Mr. Tallarico:

Enclosed please find copy of the above application for a variance of Al's Tire Service. Also enclosed please find public hearing notice which was published in The Evening News on September 2, 1972.

Please be advised that the above public hearing is scheduled for Tuesday evening, September 12th, 1972 at 8 p.m. at the Town Hall.

Yours truly,

PATRICIA DELIO,
Secretary

/pd
Encs.

cc: Howard Collett, Bldg. Inspector
Theodore F. Marsden, Supervisor
555 Union Avenue
New Windsor, N. Y. 12550

C
O
P
Y

JEROME MARKOVITS

Counselor at Law

15 KING STREET *Middletown, New York 10940* TEL (914) 342-3945

August 9, 1972

New Windsor Zoning Board of Appeals
c/o Patricia Delio, Secretary
7 Franklin Avenue
New Windsor, New York 12550

Re: Application of Irwin Liss
and Sheldon C. Liss

Gentlemen:

Please be advised that Messrs. Irwin Liss and
Sheldon C. Liss have requested that hearing of their new
appeal take place during your first meeting for September.
I would appreciate it if you would advise me of the date of
such meeting so that I may complete my papers in time for
proper publication for service of notice.

Very truly yours,


JEROME MARKOVITS

JM:cir

*Scheduled
Agenda: 9/12/72.
Pat.*

ZONING BOARD OF APPEALS
Town of New Windsor, New York 12550

7 Franklin Avenue
New Windsor, N. Y.
August 28, 1972

Jerome Markovits, Esq.
15 King Street
Middletown, N. Y. 10940

RE: APPLICATION FOR VARIANCE
AL'S TIRE SERVICE - L1SS

Dear Mr. Markovits:

The above public hearing is scheduled for Tuesday,
September 12, 1972 at 8 p.m.

Kindly return applications and all the necessary
papers, including public hearing notice as soon as possible so
that publication may be made 10 days prior to the hearing date.

Thank you.

Very truly yours,


PATRICIA DELIO, Secretary

/pd



1768

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Yanko Property

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

Charles & Ethel R. Smith
Hermes Hill Road
Washingtonville, New York

The Coca Cola Bottling Co. of New York
425 East 34th Street
New York New York

~~State of New York~~ out
Warren & William Sloan
Temple Hill Road RD#2
New Windsor, New York 12550

Ethel A. Sloan
Temple Hill Road RD#2
New Windsor, New York 12550

Ellwhy Realty Corporation
78 Bridge Street
Newburgh, New York 12550

Thomas Palumbo
Susan Drive
Newburgh, New York 12550

Crowley Milk Company, Inc.
145 Conklin Avenue
Binghamton, New York

Thomas J. Palumbo
Susan Drive
Newburgh, New York 12550

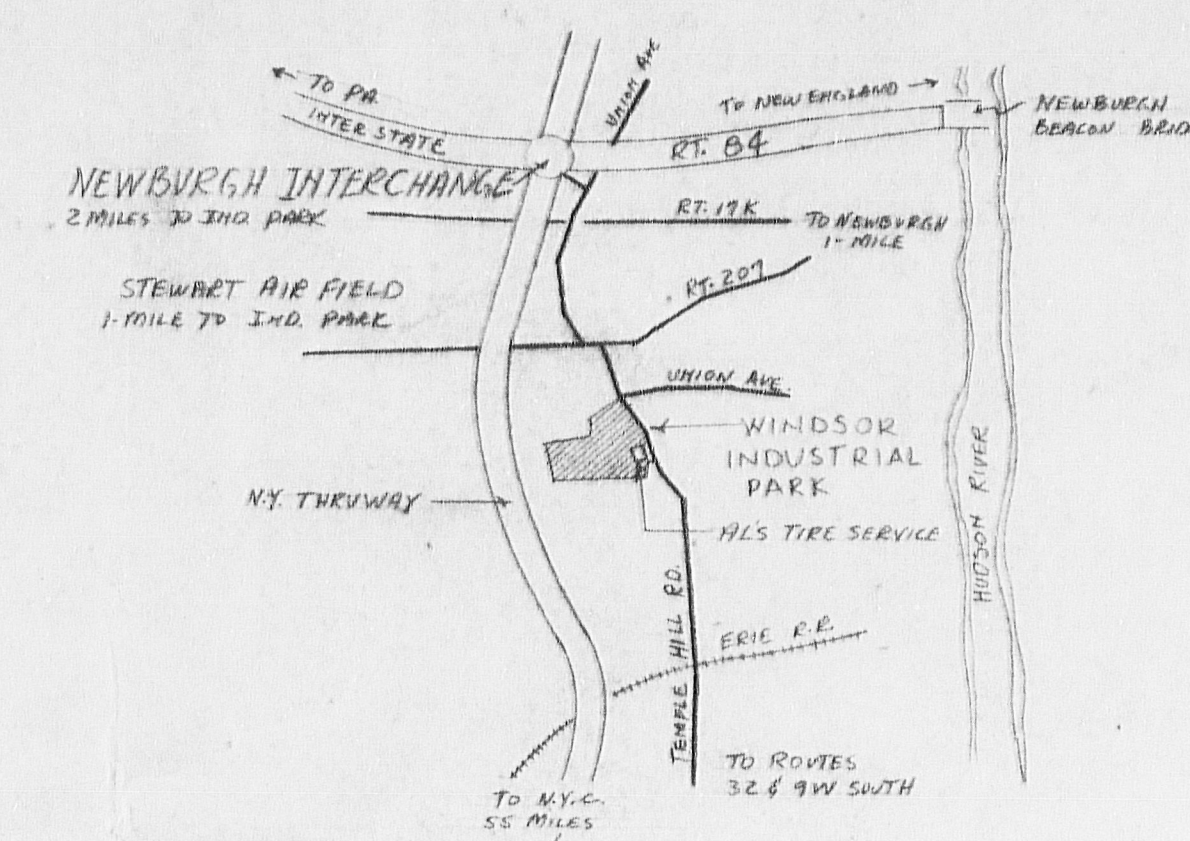
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

Respectfully submitted,

Ellsworth E. Weyant

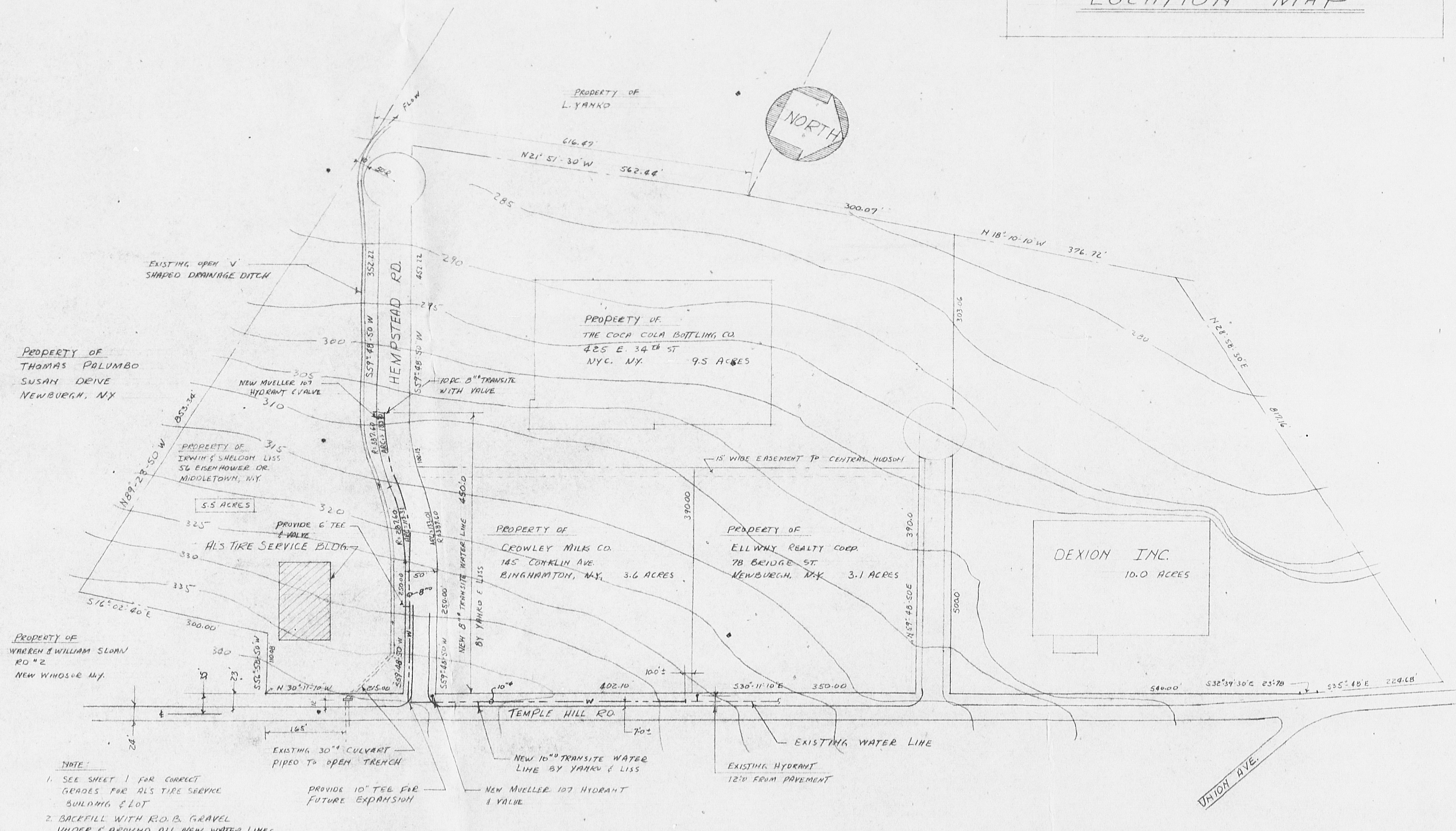
ELLSWORTH E. WEYANT
Sole Assessor
Town of New Windsor

EW/pk



LOCATION MAP

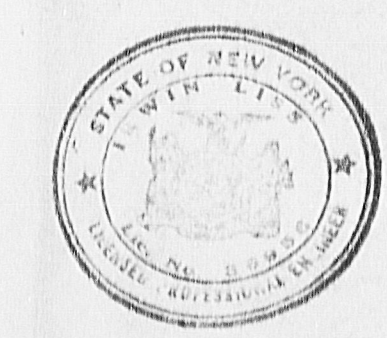
ZONING DISTRICT	G. I.
VARIANCE	RETAIL USE
AREA OF LOT	5.5 ACRES - 239,580 SQ. FT.
PRESENT LOT AREA TO BE USED	80,000 SQ. FT.
PROPOSED BUILDING AREA	10,000 SQ. FT.
APPROX. MACADAM PAVEMENT	44,000 SQ. FT.
SIDE YARD	17 FT. REQ. 15
FRONT YARD	90 FT. " 50
REAR YARD	134 FT. " 20
LOT WIDTH	215 FT. " 150
LOT DEPTH	350 FT. " 150
TOTAL WIDTH BOTH SIDE YARDS	129 FT.
PROPOSED USE OF BLDG.	WHOLESALE-INDUSTRIAL-COMMERCIAL-RETAIL
HOURS TO BE OPENED	8 AM TO 5:30 PM MON. TO SAT.
PARKING FURNISHED	25 CARS
INSIDE PARKING OR SERVICE STALLS	8 CARS
TOTAL PARKING	33 CARS
PARKING REQUIRED 10,000 ÷ 300	33 CARS
SPOT LIGHT ON BLDG. - 2 FT. CANDLES, 40° FIELD OF ILLUMINATION	
EXISTING UTILITY POLE	
POLE SIGN TO BE 2-FACED - 20 SQ. FT. EACH FACE	
BLDG. SIGN - 192 SQ. FT. MAX.	



WINDSOR INDUSTRIAL PARK

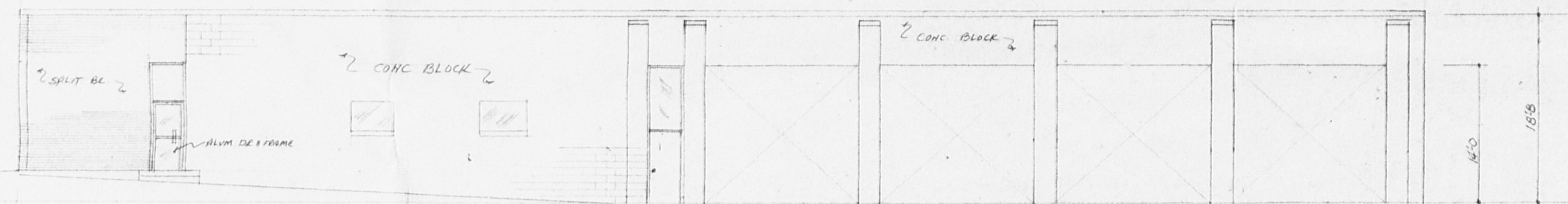
SCALE 1" = 100'

- NOTE:
- SEE SHEET 1 FOR CORRECT GRADES FOR AL'S TIRE SERVICE BUILDING & LOT
 - BACKFILL WITH R.O.B. GRAVEL UNDER & AROUND ALL NEW WATER LINES

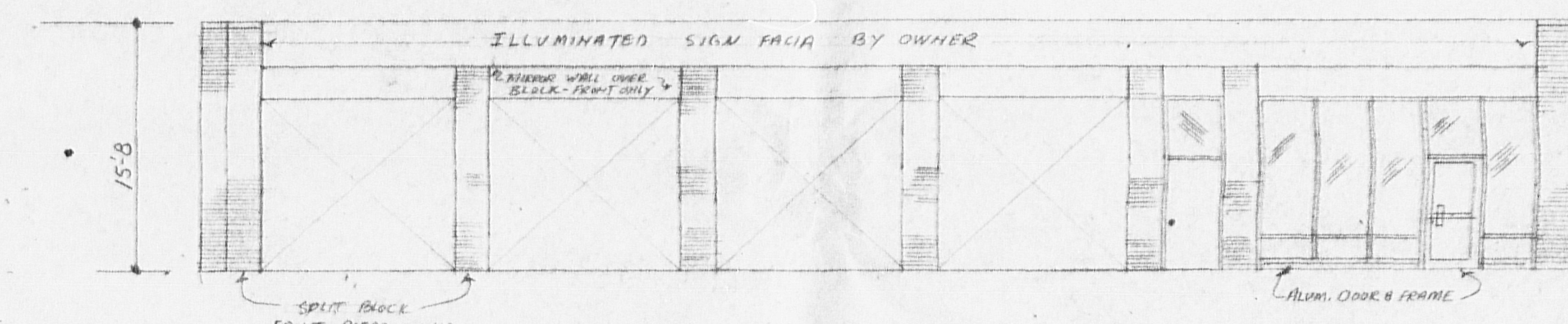


AL'S TIRE SERVICE
 CORNER TEMPLE HILL RD. AND
 HEMPSTEAD RD. - NEW WINDSOR
 SITE PLAN & TOPO. MAP

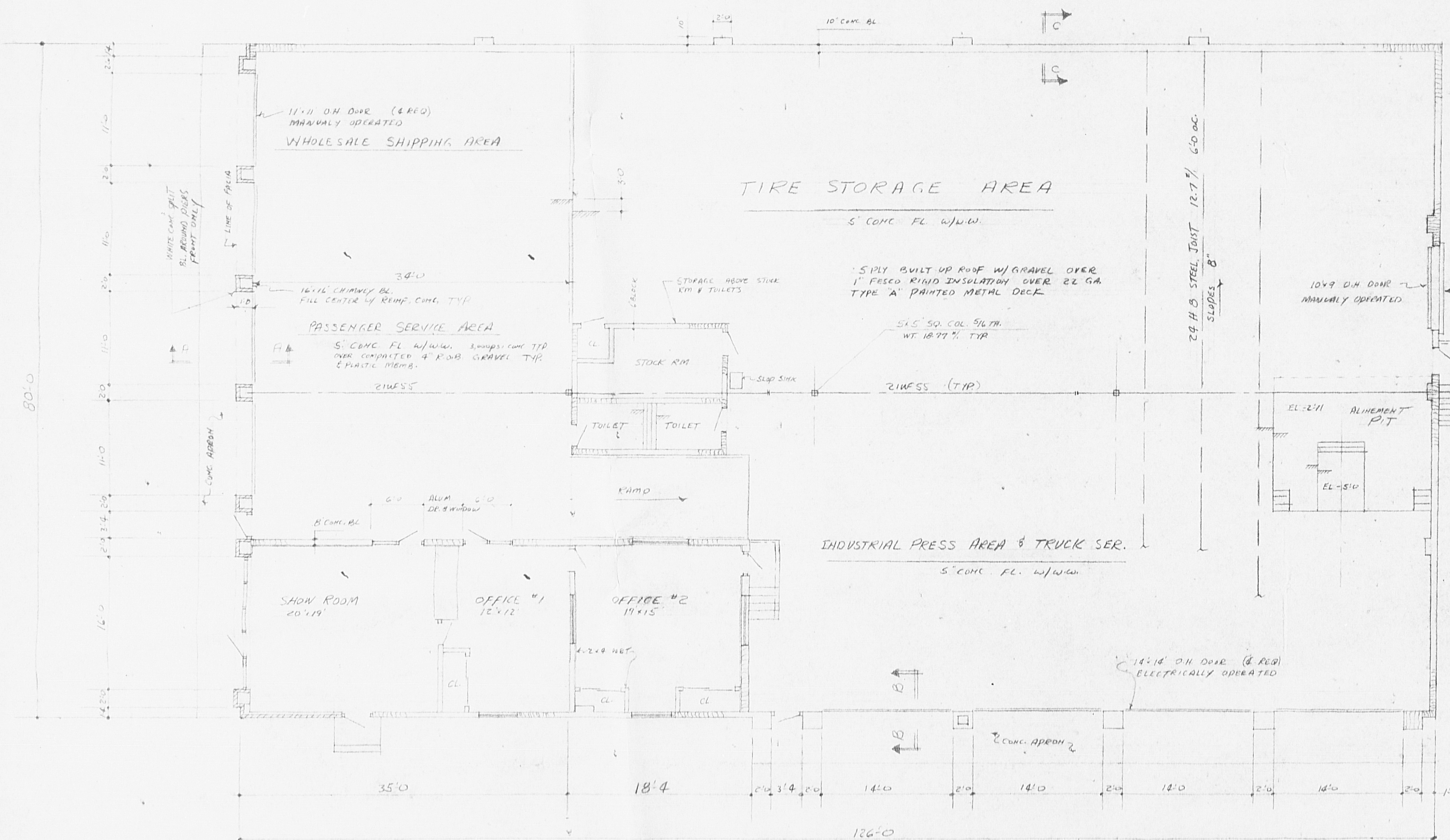
DATE: 6-26-72	DRAWN BY: IRWIN LISS P.E.	SCALE: 1"=100'	SHEET NO. 3 of 3
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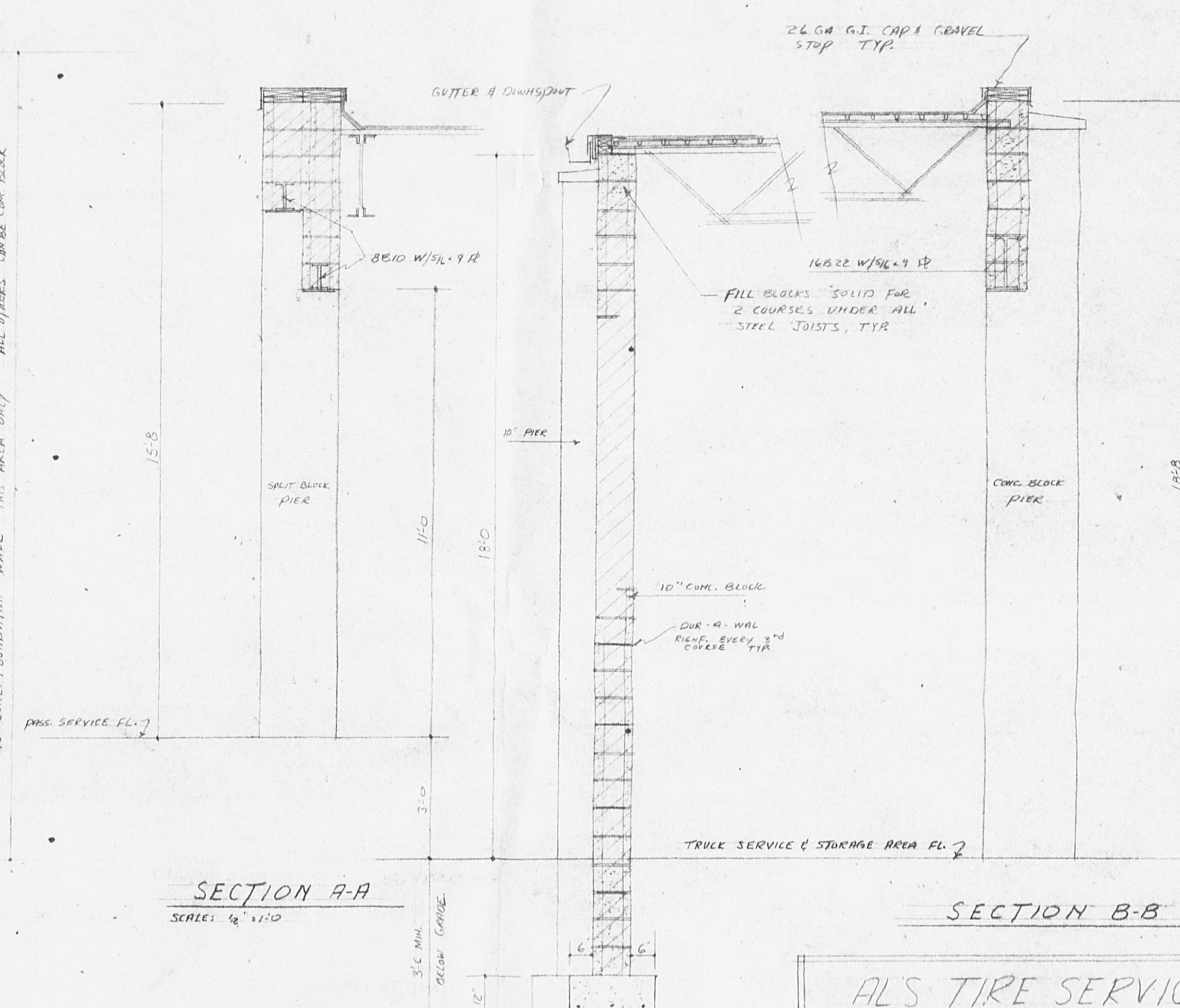
SIDE ELEVATION



FRONT ELEVATION



FLOOR PLAN



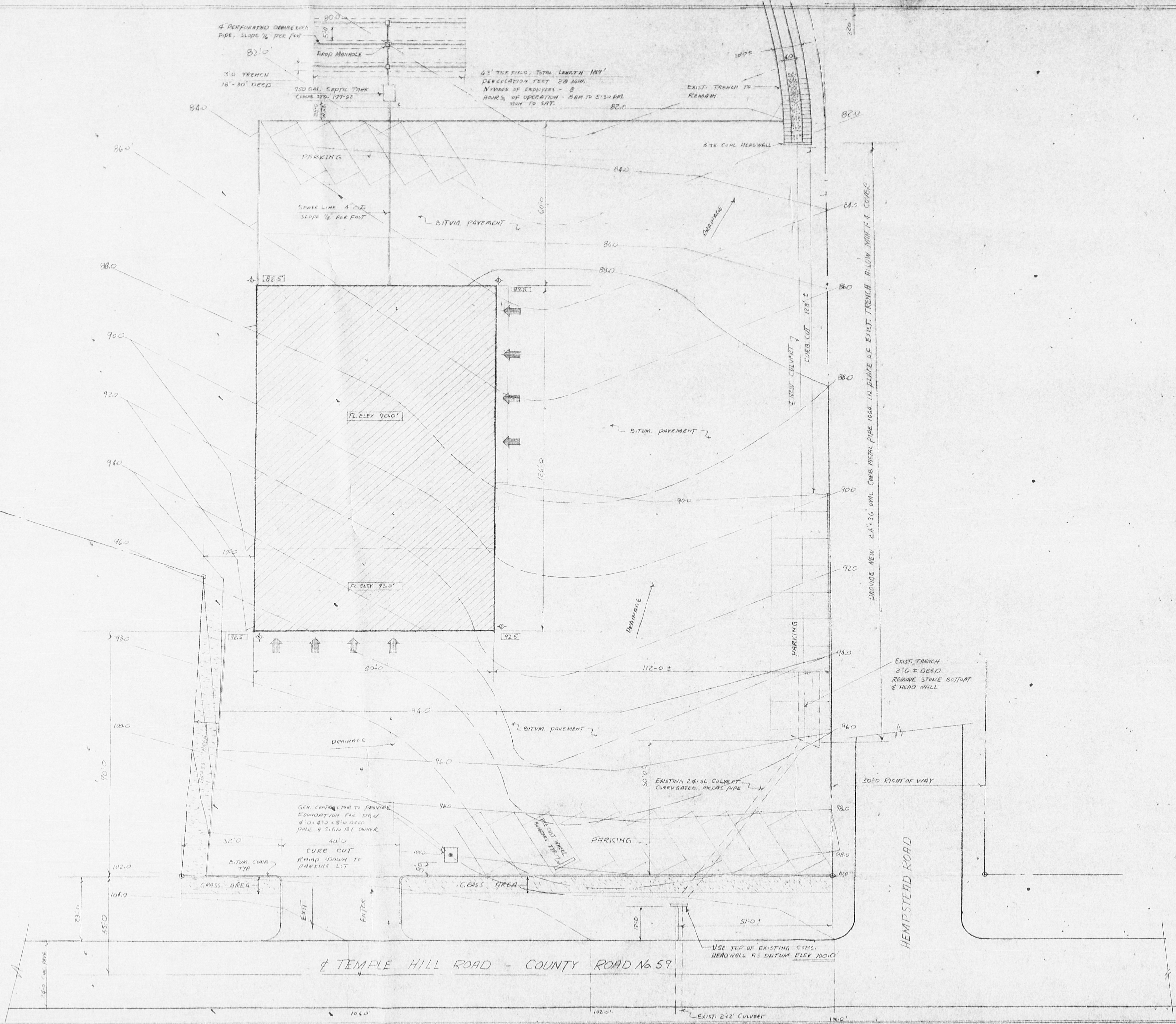
SECTION A-A
SCALE: 1/8" = 1'-0"

SECTION B-B

SECTION C-C

AL'S TIRE SERVICE
CORNER TEMPLE HILL RD. AND
HEMPSTEAD RD - NEW WINDSOR
FLOOR PLAN & ELEVATIONS

DATE: 8-24-72	DRAWN BY: J. W. L. S. S. R. E.	SCALE: 1/8" = 1'-0"	SHEET NO. 2 OF 3
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NOTES:

1. PROVIDE RECESSED ILLUMINATION, 2' x 4' TRUFFERS, OF 100 F.C. IN SHOW RM. & 150 F.C. IN OFFICES. STORAGE AREA TO HAVE 25 F.C. & SERVICE AREAS TO HAVE 50 F.C. OF INDUSTRIAL 8' FLUE. ALLOW FOR 10 OUTSIDE SPOT LIGHTS & WALL OUTLETS. ELECTRICAL SERVICE TO BE 200 AMP 3 Ø 4 WIRE WITH 42 CIR. PANEL. PROVIDE C.B. & WIRING. HOOK UP FOR ALL HEATING & COOLING UNITS, 10 HP 3 Ø AIR COMPRESSOR, 3 HP 3 Ø TIRE BALANCER & ALL SIGNS. PROVIDE EXIT LIGHTS AS REQ.
2. PROVIDE DUCTED TYPE HEATING & COOLING UNIT FOR OFFICES, SHOW RM., STOCK RM. & TOILETS. CONDENSER OUTSIDE ALL OTHER AREAS TO BE HEATED WITH OIL UNIT HEATERS SUSPENDED FROM STEEL JOISTS. CONTRACTOR TO PROVIDE OIL TANK UNDERGROUND.
3. PROVIDE ROYAL COTE MASONITE IN SHOW RM. & OFFICE WALLS WITH 3/8" A.C. TILE ON CLG. 2' x 4' GRID SYSTEM & 1/2" VIN. TILE ON FLOOR. COUNTER TOP W/ CABINET BELOW.
4. PROVIDE SEPTIC TANK & DRAIN FIELD AS SPECIFIED.
5. PROVIDE WATER OUTLETS AS SHOWN ON DWG.
6. PROVIDE COLORED CONC. IN PASS SERVICE AREA.
7. ALL FLOOR CONC. TO BE FINISHED WITH FINE STEEL TROWLING & CONC. SEALER-HARDNER APPLIED.
8. IF STEEL DECK IS USED PROVIDE INSULATION IN WALLS & CLG.
9. BITUMINUS PAVEMENT TO BE 3" TH. TRUCK WEARING SURFACE OVER 6" COMPACTED R.O.B. GRAVEL.
10. PROVIDE 6" WATER LINE INTO BLDG. WITH APPROVED VALVES FOR FUTURE SPRINKLER SYSTEM.
11. ALL SITE WORK TO BE INCLUDED IN CONTRACT. [200] PROPOSED FINISH GRADES ALSO [100.0] EXISTING GRADES.
12. IF CONC. BLOCK WALLS ARE USED PAINT EXTERIOR & INTERIOR WITH 2 COATS OF APPROVED MASONRY PAINT.

ALS TIRE SERVICE
 CORNER TEMPLE HILL RD. AND
 HEMPSTEAD RD. NEW WINDSOR
SITE PLAN & TOPO. MAP

DATE:	DRAWN BY:	SCALE:	SHEET NO.
9-11-72	IRWIN LISS PE	1/4" = 1'-0"	1 OF 3